

## WARRANTY DEED

Form WD-1  
Revised 12/2021

Project:	1401280
Code:	N/A
Parcel:	34
Page:	1 of 2

**THIS INDENTURE WITNESSETH**, That Charles Carter II and Sarah Carter, husband and wife, the Grantor(s) of Tippecanoe County, State of Indiana Convey(s) and Warrant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of One thousand one hundred fifty and 00/100 Dollars (\$1,150.00) (of which said sum \$1,150.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record. The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The grantor(s) assume(s) and agree(s) to pay the 2021 payable 2022 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by The Board of  
Commissioners of Tippecanoe County, IN  
Grantee mailing address:  
20 N. 3<sup>rd</sup> Street  
1<sup>st</sup> Floor  
Lafayette, IN 47901

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IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 17  
day of May, 2022.

Charles Carter II (Seal)  
Signature

Charles Carter II, husband  
Printed Name

Sarah Carter (Seal)  
Signature

Sarah Carter, wife  
Printed Name

\_\_\_\_\_  
Signature

Printed Name

\_\_\_\_\_  
Signature

Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Charles Carter II and Sarah Carter, husband and wife, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 17 day of May, 2022.

Clifton Dickerson  
Signature

\_\_\_\_\_  
Printed Name

My Commission expires \_\_\_\_\_

I am a resident of \_\_\_\_\_ County.



CLIFTON DICKERSON, Notary Public  
Allen County, State of Indiana  
My Commission Expires August 27, 2023  
Commission No. 671065

This instrument prepared by: Douglas J. Masson #19474-53, Attorney, Hoffman, Luhman, & Masson Attorneys at Law, 200 Ferry Street, Ste. C, Lafayette, IN 47901

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. Douglas J. Masson

**EXHIBIT "A"**

Project: 1401280  
Parcel 34 Fee Simple  
Form WD-1  
Key # 79-02-36-380-032.000-023

Sheet 1 of 1

A part of Lot 1 as shown on the Plat of Kimberly Estates Part Two Subdivision, the plat of which is recorded in Plat Book 14 Page 4A, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked "Exhibit "B", described as follows: Beginning at the southwest corner of said Lot; thence North 00 degrees 16 minutes 31 seconds West 75.28 feet along the west line of said Lot; thence Northeasterly 10.69 feet along an arc to the right having a radius of 20.00 feet and subtended by a long chord having a bearing of North 15 degrees 02 minutes 13 seconds East and a length of 10.56 feet; thence South 00 degrees 09 minutes 21 seconds West 85.47 feet to the south line of said Lot; thence South 89 degrees 43 minutes 29 seconds West 2.15 feet along said south line to the Point of Beginning, and containing 202 square feet, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25<sup>th</sup> Day of June, 2020.



Alan Brent Cleveland, P.S.  
Indiana Registered Professional Surveyor No. LS80880007



Project: 1763 1212 90

The attached **Warranty Deed – Parcel 34 (Morehouse Rd. Project)** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this   6   day of   June  , 2022.

\_\_\_\_\_  
Davis S. Byers, President

\_\_\_\_\_  
Tracy A. Brown, Vice President

\_\_\_\_\_  
Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor